

**8 Stocking Close, Hartwell, Northampton, NN7 2JF**  
**£260,000 Freehold**

Situated down a private cul-de-sac in the sought after village of Hartwell is this three bedroom semi detached home. In need of some modernisation throughout the accommodation briefly comprises porch, lounge, kitchen/diner, lean to and utility to the ground floor three bedrooms and a wet room to the first floor. The rear garden offers a good degree of privacy and backs onto the school playing fields whilst the front garden offers ample off road parking and a further lawn area. The property benefits from a single garage, uPVC double glazing (where specified) and gas radiator heating. EPC Rating: C

**No Onward Chain | Three Bedroom Semi Detached Home | Popular Village Location With Good Links To M1 | Driveway Leading To Single Garage | In Need of Modernisation Throughout | Gas Radiator Heating & uPVC Double Glazed (Where Specified)**

**modern marketing · traditional values**

### ENTRANCE PORCH

Entered via obscure uPVC double glazed entrance door. Obscure uPVC double glazed construction. uPVC double glazed door to:

### HALL

Radiator. Staircase rising to first floor landing. Doors to:

### LOUNGE 4.60m x 3.63m Max (15'1 x 11'11 Max)

uPVC double glazed window to front elevation. Radiator. Gas fireplace. Doors to:

### KITCHEN/DINING ROOM 3.23m x 4.57m (10'7 x 15'0)

Wooden glazed window to rear elevation. Wooden glazed door to lean to. uPVC double glazed door to utility room. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces. Stainless steel sink and drainer with mixer tap over. Radiator. Cupboard under stairs.

### UTILITY ROOM 3.43m x 2.31m (11'3 x 7'7)

Space and plumbing for washing machine. Wooden glazed door and window to rear garden. Door leading to:

### LEAN TO 1.73m x 4.57m (5'8 x 15'0)

Wood and glass construction.

### FIRST FLOOR LANDING

Access to loft space. Airing cupboard. uPVC double glazed window to side elevation. Doors to:

### BEDROOM ONE 3.91m x 2.51m (12'10 x 8'3)

uPVC double glazed window to front elevation. Radiator. Wardrobe.

### BEDROOM TWO 3.30m x 2.51m (10'10 x 8'3)

uPVC double glazed window to rear elevation. Radiator. Wardrobe.

### BEDROOM THREE 2.97m x 1.98m (9'9 x 6'6)

uPVC double glazed window to front elevation. Radiator.

### SHOWER ROOM 2.31m x 1.96m (7'7 x 6'5)

Obscure uPVC double glazed window to rear elevation. Suite comprising low level WC, wash hand basin and wet room shower.

### OUTSIDE

#### FRONT GARDEN

Gravel driveway for multiple cars leading to garage. Lawn area with hedge border and rose bushes.

#### GARAGE

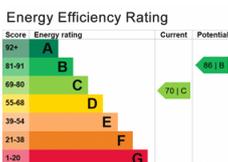
Up and over door.

#### REAR GARDEN

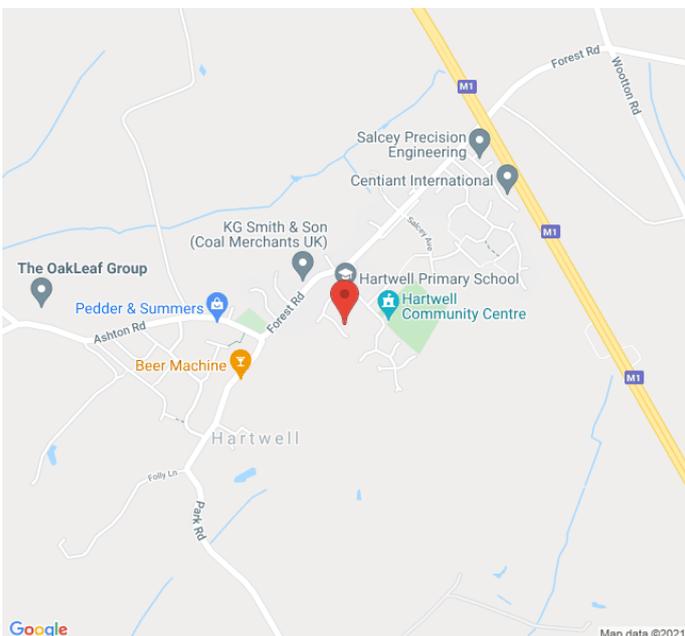
Enclosed via wooden panelled fencing. Mainly laid to lawn.

#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



## LOCAL AREA INFORMATION

Located to the south of Northamptonshire and just north of Buckinghamshire, Hartwell is less than 5 miles from M1 J15 and only 8 miles from the centre of Northampton. Within the village itself are a parish church, the outstanding Ofsted rated primary school and similarly rated pre-school, public house, community centre, a pocket park, and village shop. However, Hartwell is best known for being situated next to Salcey Forest, a former medieval hunting forest which is still commercially active for timber products and is now managed by the Forestry Commission, and has walking, biking and riding trails. Additional facilities and amenities can be accessed in the nearby larger village of Roade 2 miles away, with high street shopping and local government provisions being available in Northampton along with a mainline rail service to both London Euston and Birmingham New Street. Milton Keynes centre and train station are located within 10 miles.

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